

District II Advisory Board Minutes

April 5, 2004

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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library at 5939 E. 9th Street North.

Members Present

Brian Carduff
Daryl Crotts
Sarah Devries
Larry Frutiger
Tim Goodpasture
Joe Johnson
David Mollhagen
Marty Weeks

Members Absent

Ray Frederick
Matt Hesse
Phil Ryan

Staff Present

Bill Longnecker, MAPD
Donte Martin, CMO
Officer Parker, WPD

Guests

Rob Hartman
Scott Poppaw
Gene Rath
Larry Ross

ORDER OF BUSINESS

Call to Order

The meeting was called to order at 7:00.

Approval of Minutes and Agenda

The agenda for April 5, 2004 was approved as submitted (7-0).
The minutes for March 1, 2004 were approved as submitted (7-0).

Public Agenda

1. Scheduled items

No items submitted

2. Off-agenda items

No items submitted

STAFF PRESENTATIONS

3. Community Police Report

Officer Parker, Patrol North, reported a working on a project to address vandalism concerns with the Willowbend Golf Club. Willowbend will be hosting a professional ladies golf tour event this summer and Officer Parker hopes to reduce vandalism in this area.

Parker also reported traffic accidents increasing near the Rock Road and K-96 intersection. Most of these accidents are attributed to speeding and running red lights.

CM Schlapp thanked Officer Parker for his efforts and encouraged him to continue the good work.

Action Taken: Received and filed

4. CUP 2004-00003 DP-239 The Gateway Center C.U.P. Amendment #3

Bill Longnecker, MAPD, presented this request to amend DP-239 The Gateway Center C.U.P. to adjust parcel sizes, signage, architectural controls and access controls. No change in permitted uses is requested. The C.U. P. is zoned "LC" Limited Commercial.

Mr. Longnecker stated MAPD staff recommends approval of the amendment subject to conditions.

Rob Hartman, agent for the applicant, presented diagrams of the proposed signage and explained that the larger signs being requested will be emplaced along K-96 highway and 13th Street North. The larger signs would be 400 sq. ft. and the 45 ft. in height.

Joe Johnson, DAB II, asked if the only part of the sign that will be higher than 35 ft. is the spires located on the top of the sign. **Longnecker** replied yes.

Joe Johnson (Goodpasture) moved to approve the request as submitted. The motion passed (7-0).

Action Taken: DAB II voted 7-0 to recommend approval of the proposed CUP amendment.

5. ZON 2003-00066

Bill Longnecker, MAPD, presented this request for zone change. Mr. Longnecker explained that although MAPD staff recommends denial of the original proposed zone change to "LC" if the DAB would like to approve the requested zone change staff recommends the "LC" zoning be covered with the conditions of PO #133.

Gene Rath, agent for the applicant, stated the applicant is requesting this zone change in order to facilitate sale of the property. The applicant is willing to agree to the conditions of the protective overlay except for conditions 6 & 7.

Tim Goodpasture asked if the commercial properties north of Central near Bristol have the same restrictions listed in the protective overlay.

Longnecker responded that he believes the same restriction apply north of Central.

Citizens in attendance were given the opportunity to express their concerns. **Scott Poppaw**, 11619 E. Central, expressed concern with potentially having to pay for street improvements to Ellson.

Daryl Crotts asked if Ellson would need to be improved if the church property isn't developed.

Bill Longnecker stated the street would only need to be improved if the church property is developed. Staff hasn't decided what guarantees will be required of the developer in regards to paving the street. MAPD is working with the applicant and Public Works to determine what is needed.

Larry Frutiger moved to deny the request for zone change. The motion failed for a lack of a second.

Tim Goodpasture (Devries) moved to recommend approval of the proposed zone change subject to the conditions of protective overlay #133 excluding provisions 6 & 7. The motion failed (3-4).

Daryl Crotts (Goodpasture) moved to recommend approval of the proposed zone change subject to the conditions of protective overlay #133 excluding provision 7. The motion failed (3-4).

Daryl Crotts (Devries) moved to defer the item until the MAPC has heard the request. The item will be returned to DAB II prior to appearing at City Council. The motion passed (7-0).

Action Taken: The DAB members voted 7-0 to recommend the item be returned to DAB following the April 8, 2004 MAPC hearing and prior to the item appearing at City Council.

BOARD AGENDA

7. Updates, Issues, and Reports

No items were discussed.

The next regularly scheduled DAB II meeting will be May 3, 2004 at the Rockwell Branch Library.

With no further business the meeting adjourned at 8:45 p.m.